



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

NOVEMBER 4, 2004

**PRESENT:** Cain, Fruit, Kennett, Martin,

**ABSENT:** Pyle

**LATE:** None

**STAFF:** Senior Planner Linder

### REGULAR MEETING

Chairman Fruit called the meeting to order at 7:15 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened/closed the public comment period. No public comments were received.

### MINUTES:

**OCTOBER 7, 2004: BOARD MEMBERS MARTIN/CAIN MOTIONED TO APPROVE THE OCTOBER 7, 2004 MINUTES AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: CAIN, FRUIT, MARTIN**

**NOES: NONE**

**ABSTAIN: KENNETT**

**ABSENT: PYLE**

**NEW BUSINESS**

1. **PLAN DETAIL REVIEW SR 04-01: TILTON-GLENROCK:** A request for approval of building elevations for the “z” lot homes and the single story BMR model proposed for the project. Approval of front yard landscape plans for these models is also requested.

**BOARD MEMBERS MARTIN/CAIN MOTIONED TO HAVE THE SUBCOMMITTEE REVIEW REVISED, WELL ARTICULATED, DETAILED ELEVATIONS FOR THE “Z” LOTS AND SINGLE STORY BMR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: CAIN, FRUIT, KENNETT, MARTIN**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: PYLE**

**BOARD MEMBER KENNETT STEPPED DOWN FOR ITEMS TWO AND THREE.**

2. **USPA: 03-04: TENNANT AVE.-TENNANT STATION SHOPPING CENTER:** A request to amend the Uniform Sign Program for the Tennant Station shopping center to allow pad buildings to have building attached signs on all four elevations.

**THE BOARD RECOMMENDED THE APPLICANT PURSUE DESIGN ALTERNATIVES WHICH WOULD NOT REQUIRE AMENDMENT TO THE SIGN PROGRAM. BOARD MEMBERS MARTIN/CAIN MOTIONED TO TABLE THE APPLICATION.**

**THE MOTION PASSED BY A 3-0 VOTE.**

**AYES: CAIN, FRUIT, MARTIN**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: KENNETT, PYLE**

3. **PLAN DETAIL REVIEW SR 04-05: Barrett-Marrad (Ditri):** A request for approval of landscape plans and sound wall details for a 16-lot single family development proposed on a 5-acre parcel located on the north side of Barrett Ave., between the Barrett Elementary School and the Jehovah’s Witnesses Church in the R-1 (7,000)/Residential Planned Development zoning district.

**BOARD MEMBERS MARTIN/CAIN MOTIONED TO APPROVE THE REVISED PARK PLAN WITH THE INCORPORATION OF THE AMENDMENTS RECOMMENDED WITHIN THE NOV. 4, STAFF REPORT. THE SOUNDWALL LOCATION SHALL BE REVIEWED AND APPROVED BY A SUBCOMMITTEE OF THE BOARD PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** CAIN, FRUIT, MARTIN  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** KENNETT, PYLE

**BOARD MEMBER KENNETT RETURNED TO HER SEAT.**

**ADJOURNMENT:** Chairman Fruit adjourned the meeting at 9:35 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**